

**MEETING MINUTES**  
**CENTRE COUNTY PLANNING COMMISSION**  
**February 16, 2021**

**Members Present:** Rich Francke, *Chair*, Chris Kunes, *Vice-Chair*, Bob Dannaker, John Franek, Jr., Denny Hameister and Deb Simoncek

**Members Absent:** Mimi Wutz, *Secretary*, Michele Barbin

**Staff Present:** Ray Stolas, Chris Schnure, Liz Lose, Anne Messner, and Stacy Mann

**Others Present:** Matt Harlow, ELA Group; Devon Warner, Fishing Creek Valley Associates, LP

**1. Call to Order – Pledge of Allegiance**

Chairman Mr. Francke welcomed everyone to the Planning Commission meeting held in the BlueJeans virtual meeting platform and called the meeting to order at 6:01 p.m. The meeting was recorded and will be posted on the Centre County Planning and Community Development Office webpage for future reference.

**2. Citizen Comments**

None.

**3. Approval of Minutes**

A motion was made by Mr. Hameister and second by Mr. Dannaker to approve the minutes of January 19, 2021. Motion carried.

**4. Planning Commission Member Updates**

Mr. Francke introduced the newest member of the Planning Commission Deb Simoncek she lives in Howard and will represent the Lower Bald Eagle Valley Region. Mr. Franke also notified the board that Freddie Persic is not renew her appointment.

**5. New Business**

• **Subdivision / Land Development**

**Waiver Request:**

1. Logan Greene Subdivision  
Benner Township  
CCPCDO File #50-20

Section 320. of the County Subdivision and Land Development Ordinance, in addition to Section 512.1. of the Pennsylvania Municipalities Planning Code (MPC), allows for the modification of one or more provisions if the literal enforcement will result in unreasonable

hardship; provided that such modifications will not be contrary to the public interest.

Of the 321 proposed residential units/lots in the Logan Greene Subdivision, only 13 buildable lots are located in Benner Township. The number of units/lots located in Benner Township make up only 4% of the overall units/lots with the number of acres in Benner Township being 5.06 acres (4.7% of the total development area). In light of these facts, in an attempt to facilitate the development of Logan Greene and provide consistency by having only one municipality be the designated reviewing and approving authority, **staff recommends the waiving of the County's Subdivision and Land Development Ordinance and the subsequent review and approval process for that segment located in Benner Township to be under the jurisdiction of Spring Township contingent upon the following:**

- Approval from the Benner Township Zoning Officer indicating that part of the proposal located in Benner Township meets or exceeds the Benner Township Zoning Ordinance.
- Written evidence from Benner Township verifying they waived the following ordinances: Street Standards Ordinance, No. 60; Traffic Study, No. 86; and, Storm Water, No. 84.
- Correspondence from the Bellefonte Fire Company indicating they've had an opportunity to review the plan.
- Prior to the approval of the final plans for Phase 1B and Phase 2, provide a copy of an approved Department of Environmental Protection (DEP) Application Mailer for those lots located in Benner Township and corresponding written evidence of DEP approval.
- A copy of an approved Preliminary Subdivision Plan for the Logan Greene Subdivision which include addressing the graphical comments per the Centre County Major Subdivision and Land Development Subcommittee including a plan note detailing this waiver as well as noting the specific waivers granted by Benner Township.

**A motion was made by Mr. Franek and second by Mr. Hameister to recommend the granting of the waiver of the County's Subdivision and Land Development Ordinance and the subsequent review and approval process for that segment located in Benner Township to be under the jurisdiction of Spring Township contingent upon the above noted requirements. Motion carried.**

#### **Subdivision:**

1. Logan Greene Subdivision (Preliminary Plan)  
330 Lots (321 Residential Lots and 9 Open Space Lots; approximately 13 Residential Lots in Benner Township)  
Spring and Benner Townships  
CCPCDO #50-20  
**With the approval of the Waiver Request the developer formally withdrew the Preliminary Subdivision Plan application with the Centre County Planning & Community Development Office.**

#### **Land Developments:**

None submitted for this planning cycle.

### Tabled Plans (no action):

G. M. McCrossin, Inc. – Phase 2 Lane Development  
Final Plan  
1-Building (Commercial / Office)  
Benner Township

**At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.**

### Time Extension Requests:

- Centre Hall Fire Company Land Development (CFA) File No. 130-13  
Centre Hall Borough..... 3<sup>rd</sup> Request (No Fee Required)
- Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) File No. 158-17  
Haines Township..... 13<sup>th</sup> Request (\$500.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval  
CFA = Conditional Final Plan Approval

**A motion was made by Mr. Dannaker and second by Mr. Kunes to approve the above-mentioned Time Extension. Motion carried.**

**Major Subdivision and Land Development Plan Sub-Committee Meeting:** The meeting date will be Thursday, February 25, 2021.

Please see *Attachment #1 - Subdivision & Land Development* for more information.

### Centre County MPO Update

Ms. Messner presented the 2021 Meeting Schedule and Anticipated MPO Work Tasks (see attached).

#### Proposed MPO Safety Subcommittee

Ms. Messner stated the MPO staff is proposing a Safety Subcommittee to work toward addressing Safety Federal Performance Measures. If approved by the Coordinating Committee it is hoped this will establish a good base to develop safety projects for the next Transportation Improvement Program.

#### Bicycle Safety

Ms. Messner stated that staff continue to work on promoting bicycle safety. The Centre Region offers programming throughout the year that can be attended virtually like “Bike Commuting 101” at [www.crpr.org](http://www.crpr.org)

#### PA District 2 Highway Safety Network

The Centre County Board of Commissioners renewed the grant agreement between the County and the Highway Safety Network for 2020 to 2022. This provides safety programming and recognitions in Centre County to people and groups of all ages.



PennDOT Local Technical Assistance Program (LTAP)

For program and training information please go to <https://gis.pennnot.gov/ltap/>

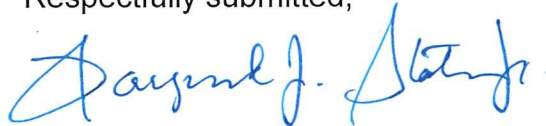
Please see *Attachment #2 – CCMPO Update* for more information.

**6. Director's Report and Other Matters to Come Before the Commission**

There was no Directors report for February.

With no further business to come before the Commission, a motion was made by Mr. Hameister and second by Mr. Francke to adjourn at 6:35 p.m. Motion carried.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Raymond J. Stolinas, Jr.", is written over the typed name.

Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE MARCH 16, 2021  
CENTRE COUNTY PLANNING COMMISSION MEETING.**



**SUBDIVISION & LAND DEVELOPMENT**  
**February 16, 2021**

**Waiver Request:**

1. Logan Greene Subdivision  
330 Lots (321 Residential Lots and 9 Open Space Lots; approximately 13 Residential Lots in Benner Township)  
Spring and Benner Townships  
CCPCDO File #50-20

Per written request of February 3, 2021, (copy attached), the developer of the Logan Greene Subdivision is requesting the Commission to waive the County's Subdivision and Land Development Ordinance and allow the review and approval responsibility for that portion of the development located in Benner Township to be under the jurisdiction of Spring Township.

**Subdivisions:**

2. Logan Greene Subdivision (Preliminary Plan)  
330 Lots (321 Residential Lots and 9 Open Space Lots; approximately 13 Residential Lots in Benner Township)  
Spring and Benner Townships  
CCPCDO File #50-20

**Land Developments:**

None submitted for this planning cycle.

**Tabled Plans (no action):**

G. M. McCrossin, Inc. -- Phase 2 Land Development  
Final Plan  
1-Building (Commercial / Office)  
Benner Township  
CCPCDO File #145-17

**At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.**

**Time Extension Requests:**

- Centre Hall Fire Company Land Development (CFA) File No. 130-13  
Centre Hall Borough.....3<sup>rd</sup> Request (No Fee Required)
- Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) File No. 158-17  
Haines Township.....13<sup>th</sup> Request (\$500.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval  
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<b>Time Extension Requests:</b>
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- Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) File No. 158-17  
Haines Township.....13<sup>th</sup> Request (\$500.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval  
CFA = Conditional Final Plan Approval

This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

## Logan Greene Subdivision

(plan dated: April 22, 2020; last revised: February 10, 2021 (Sheets 2-19))

### Preliminary Subdivision Plan

### 330 Lots (321 Residential Lots & 9 Open Space Lots; approximately 13 Residential Lots in Benner Township) Spring and Benner Townships

**Location:** Along the northern boundary of Valentine Hill Road (T-386) and to the west of the Amberleigh Residential Development and Penn Eagle Industrial Park, with most of the tract located in Spring Township with the southeastern corner located in Benner Township.

**Surveyor/Engineer:** ELA Group, Inc., State College, Pa.

**Tract History:** a) The development is to occur on a 106.18 acre tract of land owned by Fishing Creek Valley Associates, L.P., being Tax Parcel No. 13-3-96. Of the 106.18 acres comprising the tract, 5.06 acres are located in Benner Township.

### Staff Recommendation

Section 320. of the County Subdivision and Land Development Ordinance, in addition to Section 512.1. of the Pennsylvania Municipalities Planning Code (MPC), allows for the modification of one or more provisions if the literal enforcement will result in unreasonable hardship; provided that such modifications will not be contrary to the public interest.

Of the 321 proposed residential units/lots in the Logan Greene Subdivision, only 13 buildable lots are located in Benner Township. The number of units/lots located in Benner Township make up only 4% of the overall units/lots with the number of acres in Benner Township being 5.06 acres (4.7% of the total development area). In light of these facts, in an attempt to facilitate the development of Logan Greene and provide consistency by having only one municipality be the designated reviewing and approving authority, **staff recommends the waiving of the County's Subdivision and Land Development Ordinance and the subsequent review and approval process for that segment located in Benner Township to be under the jurisdiction of Spring Township contingent upon the following:**

- Approval from the Benner Township Zoning Officer indicating that part of the proposal located in Benner Township meets or exceeds the Benner Township Zoning Ordinance.
- Written evidence from Benner Township verifying they waived the following ordinances: Street Standards Ordinance, No. 60; Traffic Study, No. 86; and, Storm Water, No. 84.
- Correspondence from the Bellefonte Fire Company indicating they've had an opportunity to review the plan.
- Prior to the approval of the final plans for Phase 1B and Phase 2, provide a copy of an approved Department of Environmental Protection (DEP) Application Mailer for those lots located in Benner Township and corresponding written evidence of DEP approval.
- A copy of an approved Preliminary Subdivision Plan for the Logan Greene Subdivision which include addressing the graphical comments per the Centre County Major Subdivision and Land Development Subcommittee including a plan note detailing this waiver as well as noting the specific waivers granted by Benner Township.



**Logan Greene Subdivision**

(plan dated: April 22, 2020; last revised: February 10, 2021 (Sheets 2-19))

**Preliminary Subdivision Plan****330 Lots (321 Residential Lots & 9 Open Space Lots; approximately 13 Residential Lots in Benner Township)  
Spring and Benner Townships**

Location: Along the northern boundary of Valentine Hill Road (T-386) and to the west of the Amberleigh Residential Development and Penn Eagle Industrial Park, with most of the tract located in Spring Township with the southeastern corner located in Benner Township.

Surveyor/Engineer: ELA Group, Inc., State College, Pa.

- Tract History: a) The development is to occur on a 106.18 acre tract of land owned by Fishing Creek Valley Associates, L.P., being Tax Parcel No. 13-3-96. Of the 106.18 acres comprising the tract, 5.06 acres are located in Benner Township.
- b) This proposal represents a Preliminary Plan submission showing the subdivision of 330 lots, comprising 321 residential lots, and 9 open space / stormwater management lots with corresponding infrastructure such as streets, utilities, stormwater management controls, etc. to service the proposed lots.

Note: Per the County's requirements, the Preliminary Plan depicts the development concept only, showing the general design with approximate dimensions of streets, lots and other planned features.

**ARTICLE V – MAJOR RESIDENTIAL SUBDIVISION**

Note: This review is only for that segment of the proposal located in Benner Township.

**504. Preliminary Plan Submission**

- C. This office acknowledges receipt of a completed copy of the Department of Environmental Protection (DEP) Application Mailer for Phase 1B. Provide corresponding written evidence of DEP approval.
- C. (cont) Clarify Notes B. General Notes 8. located on Sheet 1 of 19; this office received correspondence from DEP (dated: October 22, 2020) indicating their approval of sewage planning for Phase 1A (consisting of 99 residential lots), only; amend accordingly.

**510. Preliminary Plan Requirements**

- A.2. Reference the name and title of the individual who will represent the owner of the property being subdivided. This will also be the same individual who will execute the ownership block.
- A.10. Clarify Notes B. General Notes 3. on Sheet 1 of 19 and Notes 1. of Sheet 2 of 19; access to Tax Parcel Nos. 13-3-96B, 13-3-96C and 13-3-96D are located in Phases 1B, 2 and 3; amend accordingly.
- A.10. (cont) Amend Notes B. General Notes 9. on Sheet 1 of 19 to reference Phases 1B, 2 and 3.

- A.18. Site Data: Amend Notes B. General Notes 2. to reference the specific waivers granted by Benner Township; amend Notes C. Utility Notes 4. to also include Benner Township; and, provide a detailed plan note indicating approval by the Centre County Planning Commission is only for that segment of the proposal located in Benner Township.

518. **Additional Supplemental Requirements**

A. **Supporting Data**

- A.1. Awaiting receipt of the Township Engineer's review and approval relative to the Preliminary Plan concept, specifically in regard to the general design, the approximate dimensions of the streets and lots and other planned features.
- A.3. Provide written confirmation from the Benner Township Zoning Officer indicating that the proposal meets or exceeds all applicable regulations per the Benner Township Zoning Ordinance.
- A.3. (cont) Clarify the status of the existing Benner Township Highway Occupancy Permit (#16-001) that was issued for access to Former Lot 3 of Plat Book 91, Page 12, now Lot 3B of Plat Book 93, Page 149. Will this driveway permit become null and void as part of this proposal? Provide written documentation from Benner Township regarding this issue.
- A.3. (cont) In order to ensure that emergency vehicles are able to safely provide adequate services for the site, provide this office with written evidence from the local fire chief (i.e., Bellefonte Fire Department) indicating they've had an opportunity to review the plan, noting any comments.
- A.3. (cont) This office is aware, on February 3, 2020, the Benner Township Supervisors approved allowing Spring Township to handle the review of the Logan Greene Subdivision. Accordingly, provide corresponding written evidence from Benner Township indicating the specific township ordinances the supervisors waived and are allowing Spring Township's regulations to apply.

C. **Certificates**

- C.1. Provide the seal of certification of the Professional Engineer on all applicable plan sheets.
- C.1. (cont) Provide the seal of certification of the Professional Land Surveyor on all applicable plan sheets.
- C.4. If applicable per the Benner Township Stormwater Management Ordinance, provide and execute a Storm Water Facilities Acknowledgement block for the landowner.
- C.4. (cont) Per the Uniform Acknowledgement Act, amend the Certification of Ownership Block to include the Venue, which gives the geographical location indicating where the acknowledgment was made. The Venue shows "Commonwealth of Pennsylvania" and the county in which the notary is standing when the acknowledgment is made.
- C.4. (cont) Obtain the original signature of the owner of the property being subdivided and execute the Certification of Ownership Block.
- C.2. Provide signature blocks for and obtain the approval signatures of the Benner Township Planning Commission and the Benner Township Board of Supervisors.



- C.3. Per this proposal representing a Preliminary Plan submission, provide the following Centre County Planning Commission signature block:

CENTRE COUNTY PLANNING COMMISSION APPROVAL ACKNOWLEDGEMENT

Preliminary Plan Approved by the Centre County Planning Commission on \_\_\_\_\_  
(reference CCPC correspondence of \_\_\_\_\_ for further information).

NOTE: Preliminary Plan Shall Not be recorded in the Centre County Recorder of Deeds Office.

- C.3. (cont) Upon completion of the above, obtain the approval acknowledgement signature of the Centre County Planning Commission.

General Comments

- If applicable, provide and execute a Benner Township Engineer Certification Block.
- Through routine review by the staff, the above-referenced property may be subject to the regulation per Act 319, entitled: *Pennsylvania Farmland and Forest Land Assessment Act of 1974*. (More commonly referred to as the "Clean & Green Law"). Accordingly, the proposed subdivision activity might impact the property's existing taxing structure, including the possibility of "rollback taxes". For clarification, we encourage the Applicant to contact the Centre County Assessment Office (as soon as possible) to obtain the necessary information pertaining to this matter -- Phone: (814) 355-6721.
- Note, per Section 508.(4)(v) of the Pa. Municipalities Planning Code (MPC), "In the case of a preliminary plat calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to the approval of the governing body in its discretion." Updating the schedule annually protects the developer from any changes in zoning, subdivision and land development ordinances, and other governing ordinances subsequent to the date of the initial preliminary plan submission. Although the schedule for final plan submissions, as shown on Sheet 3 of 20, are intended to be submitted within a four year time frame, suggest the applicant submit a revised phasing schedule annually per the reasons cited above.
- Upon satisfactory completion of the above plan requirements, approval of the Preliminary Plan by the Commission constitutes conditional approval of the proposed subdivision in regard to the general design, the approximate dimensions of the streets and lots and other planned features. The Preliminary Plan approval obligates the Applicant to the general scheme of the Subdivision. However, if the Applicant determines that a significant change to his original submission is desirable, he may modify his plans by submitting a revised Preliminary Plan for review and approval. Approval of the Preliminary Plan does not allow for construction of the required improvements, authorize the sale of lots or the recording of the Preliminary Plan.

**Subject to the review comments from the Benner Township Zoning Officer and Benner Township Engineer, staff recommends Conditional Preliminary Plan Approval subject to the completion of the items noted above and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.**





RECEIVED  
FEB - 3 2021  
CENTRE COUNTY PLANNING OFFICE

February 3, 2021

Centre County Planning Commission  
Willowbank Office Building  
420 Holmes Street, Suite 340  
Bellefonte PA 16823

**TRANSMITTED VIA EMAIL**

RE: Subdivision Plan Review and Approval Process  
Proposed "Logan Greene" Residential Community  
(Former Hartle Farm Property)  
Spring and Benner Townships

Dear Commission Members:

On behalf of the Logan Greene developer, Fishing Creek Valley Associates, LP, ELA Group, Inc. (ELA) respectfully requests your consideration of waiving the Centre County Planning Commission's approval jurisdiction and Centre County Subdivision and Land Development Ordinance for the Logan Greene project located in Spring and Benner Townships in favor of Spring Township of reviewing and approving the entire project. This request is being made in reference and pursuant to Section 320 of the Centre County Subdivision and Land Development Ordinance and Section 512.1 of the Pennsylvania Municipalities Planning Code.

Background

The Logan Greene development property encompasses approximately 106 acres in total with a little over 5 acres within Benner Township. The Spring Township portion was rezoned from Agriculture to R-3 Residential in September 2019. The portion in Benner Township is zoned R-2 Multi-Family Residential. Both zoning districts permit single-family attached (townhouse) units however with slightly different setback requirements.

Once the rezoning was approved, the development design was refined and there were multiple meetings with Spring Township staff. During this time, a suggestion to the development team was to contact Benner Township to find out if there would be consideration to allow Spring Township to have full review and approval of the project through the Subdivision and Land Development process since the overwhelming majority of the project lies within Spring Township (over 95 percent). Part of the thought process was to provide a contiguous design throughout and to streamline the review process.

Following this suggestion, a formal request to solely allow Spring Township to review and approve the project was submitted to the Benner Township Board of Supervisors (see attached letter for reference).

Corporate Office  
743 South Broad Street  
Lititz, PA 17543  
(717) 626-7271

Central PA Office  
2013 Sandy Drive, Suite 103  
State College, PA 16803  
(814) 861-6328

Western PA Office  
414 North Jackson Street  
Butler, PA 16001  
(724) 256-9646

The request was discussed and unanimously approved by the Board on February 3, 2020 (see attached meeting minutes for reference). Following this approval and preparation of the Preliminary Plan, it was determined that Benner Township was not able to "waive" their zoning requirements and as such, the portion of the development in Benner Township was revised to comply with all zoning requirements.

Through numerous discussions with Benner Township's solicitor, the developer's legal counsel, and Centre County Planning & Community Development Office staff (CCPCDO) it was determined the best course of action would be to submit the Preliminary Subdivision Plan to CCPCDO in conjunction with a waiver request as described herein. As a note, Spring Township has fully approved the Preliminary Subdivision Plan.

The following items were discussed with the Benner Township Board of Supervisors at their February 3, 2020 meeting for their support of the request and are provided for your consideration:

- Centre County and Spring Township utilize the same appointed engineer,
- Thirteen (13) of the planned 321 lots are within Benner Township,
- Less than 400 linear feet of new street in Benner Township (of the approximate total 14,000 linear feet),
- Spring Township has indicated they would maintain the street sections within Benner Township,
- Street design criteria is similar in both Townships,
- Most of the storm water runoff to be managed within Spring Township (now confirmed to be all managed within Spring Township),
- Most of the street intersections studied in the Traffic Impact Study area are in Spring Township or under the jurisdiction of PennDOT,
- PA DEP required sewage facilities planning to be approved by both Townships.
- A single reviewing and approving entity will eliminate any redundancy in reviews, applications, and meetings and streamline the process.

In summary, we believe this request to be appropriate given the municipal support from both Benner and Spring Townships and justification outlined above, and therefore respectfully request your consideration of granting this request.

Finally, should the requested waiver be granted by the Centre County Planning Commission, the developer will formally withdraw the Preliminary Subdivision Plan application with the Centre County Planning & Community Development Office.

Thank you for your consideration of this request, and I look forward to discussing this in more detail at your February 16, 2021 meeting.

Sincerely,  
ELA GROUP, INC.



Matthew R. Harlow, RLA  
Principal in Charge, Central PA Office

Attachments (2)

cc: Developer, Fishing Creek Valley Associates, LP (via email)

F:\PROJECTS\SC437 Fishing Creek Valley Associates\SC437-001 Valentine Hill Road Site\1-Prelim Plan Submission\Centre County\County Planning Waiver Request 2-3-21.docm

## **Attachments**

Correspondence to Benner Township Board of Supervisors, 1-16-20  
and  
Benner Township Board of Supervisors Meeting Minutes, 2-3-20



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January 16, 2020

Board of Supervisors  
Benner Township  
1224 Buffalo Run Road  
Bellefonte PA 16823  
(Hand Delivered)

RE: Subdivision Plan Review and Approval Process  
Proposed "Logan Greene" Residential Community  
(Former Hartle Farm Property)  
Spring and Benner Townships

Dear Board Members:

On behalf of the "Logan Greene" project developer, ELA Group, Inc., (ELA) respectfully requests your consideration of granting all Subdivision Plan review and approval to Spring Township. The proposed project is a mixed-use residential development and is located along Valentine Hill Road and adjoins the Amberleigh and Burnham Farms developments. The project site encompasses approximately 105 acres with only a small portion (approximately five acres), within Benner Township. This represents less than five percent (5%) of the total project area.

The proposed residential development contemplates a mix of single-family detached, single-family semi-detached (duplex) and single-family attached (townhouse) units. The total number of units being proposed will be approximately 320 which is significantly less density than the allowable in both Spring Township and Benner Township Zoning Ordinances. At this juncture in the project design, it is anticipated there will be a total of 14 – 15 townhouse units in the Benner Township area of the site. A copy of the current Sketch Plan (reduced sheet size) is attached for your reference.

Discussions with Spring Township have indicated their willingness to review and approve the entire project, including the small portion in Benner Township which will greatly streamline the process and coordination with Spring Township and the project developer. Spring Township's appointed Engineer is also appointed for Benner Township. Copies of plans, reports and associated correspondence can be provided to Benner Township as requested to keep you informed.

In addition to the above, we also respectfully request your consideration of using the Spring Township Zoning Ordinance requirements in the Benner Township section of the project. Although R-2 Zoning District in Benner Township is similar in many items to the Spring Township R-3 Zoning District, there are minor differences, and more specifically, minimum yard setbacks. Our request is based on providing a consistent appearance and land use regulations throughout the proposed development.

Corporate Office  
743 South Broad Street  
Lititz, PA 17543  
(717) 626-7271

Central PA Office  
2013 Sandy Drive, Suite 103  
State College, PA 16803  
(814) 861-6328

Western PA Office  
408 North Main Street, Suite 200  
Butler, PA 16001  
(724) 220-6850

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Board of Supervisors  
Benner Township

2

January 16, 2020

Thank you for your consideration of these requests. A project representative will be in attendance at your February 3, 2020 meeting to provide additional information and answer any questions that you may have.

Sincerely,  
ELA GROUP, INC.



Matthew R. Harlow, RLA  
Principal in Charge, Central PA Office

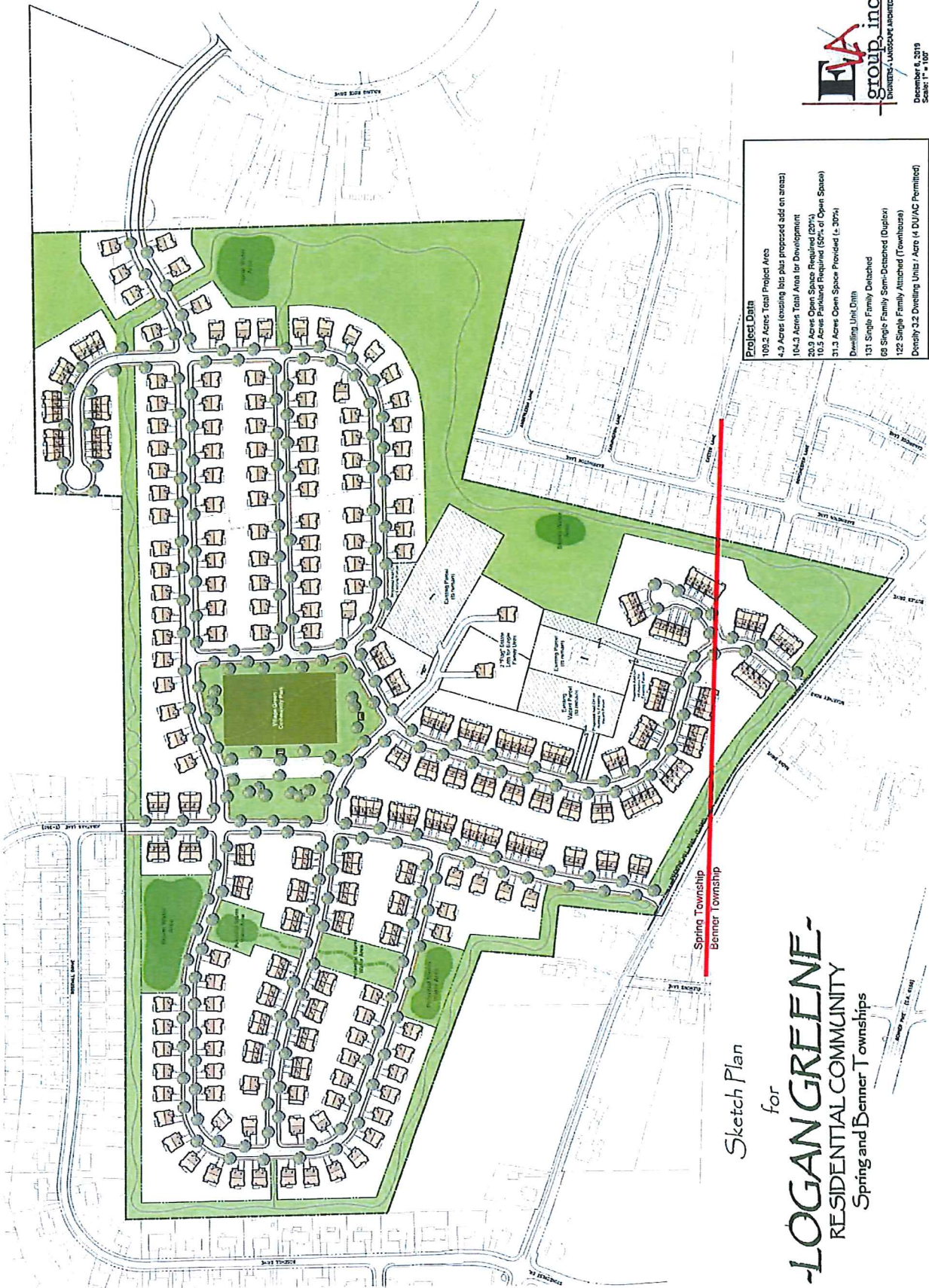
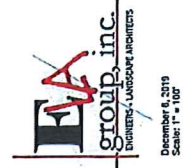
Attachment

cc: Spring Township, William Macmath / Michael Danneker (via email)  
Developer, Fishing Creek Valley Associates, LP (via email)

F:\PROJECTS\SC437 Fishing Creek Valley Associates\SC437-001 Valentine Hill Road Site\Benner Township Correspondence\Plan Review Waiver Letter 1-16-20.docx



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Project Data	
108.2 Acres Total Project Area	
4.2 Acres (existing lots plus proposed add on areas)	
104.3 Acres Total Area for Development	
20.0 Acres Open Space Required (20%)	
10.5 Acres Parkland Required (50% of Open Space)	
31.3 Acres Open Space Provided (± 30%)	
Dwelling Unit Data	
131 Single Family Detached	
60 Single Family Semi-Detached (Duplex)	
122 Single Family Attached (Townhouses)	
Density 3.2 Dwelling Units / Acre (4 DU/AC Permitted)	



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## Benner Township Supervisors

February 3, 2020

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:00 p.m. by the Vice-Chairman Randy Moyer with member Larry Lingle present. Mr. Wise was absent. Also in attendance were Dennis O'Leary, Gary McEwen, Gene Stocker, Rich Davis, Geneviene Robine, John Kostas, Thomas Eby, Sel Edor, John Elnitski, Jane Koppen, Dennis McDowell, Andy Johnson, Warren Miller, Willis Houser, Tom Moyer, Greg Bartram, Shirley Gryczuk, Betsy Boyer, Al Jones, Rod Beard and Sharon Royer.

### PERSONS TO ADDRESS THE BOARD

Geneviene Robine: Ms. Robine was present to ask the Supervisors if they would be willing to allow township staff to help clean up the garbage that is collected during the annual Spring Creek Watershed Clean Up day to be held on May 2<sup>nd</sup> this year. The Board noted that they are more than happy to assist in this endeavor. Ms. Robine noted that volunteer numbers keep going down over the years so only the worst roads will be concentrated on. If any areas come to mind that need attention, please contact her before the event.

Centre Care: Betsy Boyer and Al Jones were present to give those present an overview of Centre Care which is the new Non-profit skilled Nursing care Community being constructed in College Township along the Benner Pike. It was noted that since 2013 Centre Crest is no longer being run by Centre County but has become a Non profit 501 3C organization. The Centre Care, Inc. Board has acquired land to build a new 240 bed skilled nursing facility. The new facility will be state of the art and will offer traditional long-term care as well as three specialty units that include high-acuity, memory care and short-term rehabilitation. It was noted that Centre Care is only one of three facilities in Centre County that will accept Medicaid to pay for patient care. It was further noted that on average 75% of those who live at Centre Crest are on Medicaid. The new facility is costing 45 million to build. Centre Care has received a low interest loan from the USDA but an additional \$6 million in community support is needed to secure the loan. They noted that by the Fall of 2020 the facility is expected to be complete with patients being moved to the facility by February 2021. Mr. Jones noted that an exciting opportunity is going on right now for Centre Care. The Hamer Foundation will match donations to Centre Care dollar to dollar up to \$300,000. They noted that all donations large and small are much appreciated towards this much needed community facility.

John Elnitski/Sel Edor: Solar: John Elnitski noted that he asked Sel Edor to come and give the Board a little information on solar. Mr. Elnitski noted that he doesn't understand why the Township wouldn't allow solar in the Ag districts instead of zoning them to be allowed to build a bunch of houses. He noted that solar is for a fixed term and then can be removed easily and the land can be farmed once again if needed. He noted that he has heard concerns from Board member on the aesthetics of solar farms but he noted that he himself finds a field of homes just as unappealing. He noted that he feels that this should be allowed in Ag also even if it is by conditional use.

Mr. Edor noted that he lives locally and is employed by BAI Group in State College. He noted that just recently Pennsylvania have become more favorable to large scale solar developments. He noted that it is becoming increasingly difficult for farmers to keep farming. Farmers are looking for ways to diversify their incomes and keep their properties that have been in the families for centuries. He noted that with solar projects, the farmers continue to own the farms, the solar projects lease the farms for a fixed term and at the end of that term the panels are removed and can go back to farming. Mr. Edor noted that not all farms would be a candidate for a solar project as there are many factors that need to be

considered when considering suitability. Such factors include: the land needs to be relatively flat, it has to have the correct size utility lines in the vicinity, the property can't be located in or closely to wetlands, etc. He noted that the size of project his firm would be interested in would need between 87 and 100 acres to construct a 25 mega watt project. A project of this size would cost about 35 million to construct. The term of the contract would be 30 years. He noted that based on his calculations of a 35 million project he would expect around a million dollars in taxes to come back to the area. He also noted that if enough of these sized projects were constructed in an area that it does have the ability to lower electric bills as the distribution part of the bill would lower.

John Kostas questioned, "Where the closest project in size that he is speaking about is located?" Mr. Edor noted that it would probably be in Franklin County. He referenced the size of project that he is talking about would be about 10 times the size of the array in front of the hospital. He noted that a project this size would be about 8,000 panels. Mr. Kostas questioned how does the power go from the panels to the lines. It was noted that it is handled in much the same way as a home. A line would connect from the panels directly to the power lines. He noted that in certain circumstances small substations would need to be constructed but nothing like the one that is located down the road on SR550.

Tom Eby questioned how the tax dollars would be calculated. Mr. Edor noted that he would need to consult with the Tax Assessment to be certain how it would be calculated. Mr. Eby noted that he would be in favor of a project like this utilizing property like that is in the quarry district where the land is pretty much useless stating that the township is already about 50% tax exempt.

Gene Stocker questioned if a proposal was made to a farmer would he really see a financial benefit to lease his land for solar farming over conventional farming? Mr. Edor noted that usually yes, but not always. He noted that most leases for solar are around \$800 to in certain circumstances \$1250 per acre. He noted that there are a lot of farms that are not netting \$800 per acre for their land, especially those that are leasing their land to other farmers for crop farming.

John Elnitski noted that he feels that this should at least be an option for farmers even if it is by a conditional use.

Mr. Lingle questioned how many years does it take until the project breaks even. Mr. Edor noted that there is a number of factors that are considered, some projects make sense to pursue and others do not.

John Elnitski – Airport Zoning: Mr. Beard noted that after looking at the current airport zoning ordinance he does feel that it does make sense to revise the current airport ordinance. He noted that we can make adjustments that addresses public safety, that is fair to all parties and keeps the Township out of the middle of things.

Mr. Elnitski noted that his major concern is the 75' height limits and the growth of trees. Mr. Beard noted that he will work on the revised language and hopes to have it ready to go over at the zoning work session.

Warren Miller/Andy Johnson: Mr. Miller presented the Board with a complete Act 537 Special Study. It was noted that this copy contains all of the public comments that were received and GWF's responses to the comments received. Mr. Miller noted that the next step is to forward a copy of this plan on to the Centre County Planning Commission for their review and comments. Once this is complete, the Board



will need to decide if they are approving the study and adopting it. If that is done, then the plan gets forwarded on to DEP for a final review and approval. Mr. Miller noted when speaking with DEP they noted that according to the Sewage Facilities Act that the responses to the comment letters were to come from the Township. All agreed that this seems like a strange requirement when normally the Board of Supervisors would have little expertise to be able to respond to technical and detailed questions on such a study. Mr. Miller noted that this has been discussed with the Sewer Authority's Solicitor, Robert Mix and he feels that as long as the Board of Supervisors includes a letter to DEP stating that they have received all of the comment letters and reviewed the responses made by GDF and agree with a their response, that this stipulation of the Act will have been met. Mr. Miller noted that all the comments that were received and the responses that were given are located on SBWJA's website.

Mr. Miller noted that there has been recent discussions concerning the Benner Township Board of Supervisors granting waivers from hooking on to public sewer in the past. It was noted that back in 2001 the Board did grant a few waivers from having to connect. It was noted that those waivers were done contrary to what the Township's connection ordinance states. After some research, it was found that two properties that were given waivers still have not connected. One of these properties has been participating in the septic management program and the other has not. Discussion was held. Board members noted that they feel that these two properties should be made to connect. It was noted that a conversation was held with the one property owner making them aware that this was going to happen. Mr. Miller noted that he would reach out to the other property owner for a conversation. Mr. Moyer moved to converse with these two property owners and see if they can produce any documentation as to why they shouldn't hook on. If not, then connection should be required. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes

Mr. Moyer – yes

Mr. Wise – absent

Gary McEwen – Village of Nittany Glen: Mr. McEwen noted that Berks Homes purchased the remaining Village of Nittany Glen Development in 2017. At the end of 2018, township officials met with the owners of Berks and existing residents of the Village of Nittany Glen to discuss plans for the future of the development. At that time Berks was considering constructing Townhomes in part of the development. This idea was met with resistance of the existing homeowners of the development. Homeowners were not opposed to duplexes as much as townhomes so Berks made concessions and decided that they would forgo their plans and rework them to exclude townhomes and include limited duplex units. Mr. McEwen noted that in order to make the duplex units work they requested changes to the setbacks and lot requirements for them in the R-3 zoning district. These changes have still not been made and they cannot proceed with their development until they are. A new preliminary plan needs to be adopted by the county before the next phase can be submitted. None of this can be completed until the changes are made. Mr. Beard noted that it is planned that the revised zoning ordinance will be completed by the Board of Supervisors' March meeting. Mr. McEwen asked that if it is not ready, that amendments to the existing ordinance are ready to proceed with so that no further delays are experienced. Mr. Beard noted that this is possible.

Logan Greene Development: Mr. McEwen noted that Berks Homes purchased the Hartle property that lays up against the Amberleigh Development. Most of this property with the exception of a few acres lies in Spring Township. The request is being made that since this is the case, that Benner Township forgo the review process of the plans and allow it to fall under Spring Township's regulations and review process. Mr. Moyer moved that the Supervisors are in favor of Spring Township handling the review of



the Logan Greene Development and authorizes Attorney Rod Beard to research this to ensure that this is done correctly. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes

Mr. Moyer – yes

Mr. Wise - absent

John Kostas: Mr. Kostas questioned if there is any new news on the PFAS finding at the State of the Art well. Mr. Moyer noted that Mr. Wise has been in contact with PSU regarding this matter. PSU is aware of the problem and has established a task force to investigate it. We have been told that additional testing will be done. Penn State noted that they expected to have additional answers to share with Mr. Wise upon his return from vacation.

Willis Houser: Mr. Houser noted the he is present on behalf of the Greater Buffalo Run Valley UMC. He noted that the idea of a festival is being discussed in committee and he was asked to approach the Township to see if they would be supportive of such an event. He noted that that committee envisioned an event similar to those that were held at Hunter's Park years ago. The event would take place at the church's new property along SR550. The Board noted that they would be in favor of such an event and would support it where they could.

#### MINUTES

The minutes of January 6, 2020 Re-organizational meeting were presented to the Board for their review and comments. Mr. Moyer moved to approve the minutes as presented. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes

Mr. Moyer – yes

Mr. Wise – absent

The minutes of the regular meeting of January 6, 2020, were presented to the Board for their review and comments. Mr. Moyer moved to approve the minutes as presented. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes

Mr. Moyer – yes

Mr. Wise – absent

#### BILLS

The bills of February 3, 2020, were presented to the Board for their review and approval. Mr. Moyer moved to approve the bills as presented. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes

Mr. Moyer – yes

Mr. Wise – absent

The State Fund bills in the amount of \$10,468.78 for February 3, 2020, were presented to the Board for their review and approval. Mr. Moyer moved to approve the state bills as presented. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes

Mr. Moyer – yes

Mr. Wise – absent

#### ROAD SUPERINTENDENT'S REPORT

Mr. O'Leary noted that with not much snow removal going on that equipment maintenance has been taking place. We were notified that the County Aid funds that were sought for the pipe work at Bel Aire Hills wasn't funded. The county noted that they had a lot more projects applied for than they had money for. It was reported that the Street Standards Ordinance is being reviewed and minor changes and modifications are being made with the assistance of Mr. Franson. It was hoped that this Ordinance would be ready for the Board's action in the next couple of months.

## OLD BUSINESS

Zoning Ordinance: It was noted that the Board has scheduled a work session to continue to review the draft on Monday, February 17<sup>th</sup> at 8:00 a.m.

ACT 537 Special Study: This was discussed earlier in the meeting. Nothing further was added.

## NEW BUSINESS

Egg Hunt/Skating Event: The Greater Buffalo Run Valley UMC is inquiring if the Township would once again co-sponsor the egg hunt and skating event at Penn Skates. The cost to rent the facility is \$425. The church will provide the crafts, eggs, candy and snacks. Mr. Moyer moved to approve the Township's participation of \$425.00. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes                      Mr. Moyer – yes                      Mr. Wise – absent

University Park Airport Fire Equipment Building MOU: The Board was in receipt of the county's standard Memorandum of Understanding for the proposed University Park Airport Fire Equipment land development plan. This document formalizes an agreement that the developer will reimburse the Township and County for any costs incurred during the plan review. Mr. Moyer moved to approve the MOU. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes                      Mr. Moyer – yes                      Mr. Wise – absent

Bucket Truck Surplus: Mr. Moyer moved to authorize staff to advertise the old 1999 Chevy 3500 bucket truck for sale/surplus. Mr. Lingle seconded the motion.

Vote: Mr. Lingle – yes                      Mr. Moyer – yes                      Mr. Wise – absent

## CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Letter from Jeff Stover Re: Act 537 Plan
2. Centre County Planning Commission
  - a. Revised Preliminary Land Development Village of Nittany Glenn
3. SBWJA Minutes – December 9, 2019 & January 13, 2020
4. Zoning Officer Report January 2020
5. PSATS News Bulletin
6. Franson Review of ARL Building 3
7. NPDES termination letter for Amberleigh development

## ADJOURNMENT

With no further business, the meeting was adjourned at 8:25 p.m.

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Sharon Royer, Sec.



# CCMPO UPDATE

February 2021

## Anticipated Agenda Items

**Technical Committee**  
**TBD**  
**March 2021**  
**9:30 am**  
**Virtual meeting**

**Coordinating Committee**  
**February 23, 2021**  
**6 pm**  
**Virtual meeting**

Election of Officers

Status Report for the State College  
 Area Connector

Performance Measure Actions

Strategic Plan discussion

Safety Subcommittee Discussion

**Want to attend a meeting?**

Please go to this link to find out  
 more:

<https://www.crcog.net/ccmpo>

## Proposed MPO Safety Subcommittee

MPO staff is proposing a Safety Subcommittee to work toward addressing Safety Federal Performance Measures. The MPO has historically had safety as a top priority and given the performance measure requirements it seemed appropriate to create this type of working group. If approved by the Coordinating Committee, first steps will be an orientation for Subcommittee members on the federal performance measures, options for safety education and introduce the PennDOT crash screening tool. It is hoped this will establish a good base to develop safety projects for the next Transportation Improvement Program.

## Bicycle Safety

Centre Region Planning Agency staff continue to work to promote bicycle safety. Part of that work includes recognition for the regions efforts by The League of American Bicyclists. The region earned Silver Designation for their efforts.

The Region also offers programing throughout the year that can be attended virtually. The next virtual event is below.



**VIRTUAL CLASS**  
**BIKE COMMUTING 101**  
 Tuesday  
 April 20, 2021  
 6:30 - 8pm

This class is for recreational or mountain cyclist, who would like to feel more comfortable commuting by bike. Learn about the realities of bike commuting, traffic safety principles, what to wear, what kind of gear you'll need to haul a change of clothes, ride at night, how and where to lock your bike, and much more.

**FREE!! | Register at - [www.crpr.org](http://www.crpr.org) | 16 & over**

**CRPA**  
 Centre Regional  
 Planning Agency

**CentreBike**

**Centre Region  
 Parks &  
 Recreation**

**Centre County  
 Recreation**

The Centre Region is a Bicycle Friendly Community



# COUNTY UPDATE

## PA District 2 Highway Safety Network

Centre County Board of Commissioners renewed the grant agreement between the County and the Highway Safety Network at their December 29, 2020 meeting for 2020 to 2022.

Their Facebook page, <https://www.facebook.com/CTSP2>.

They provide safety programming and recognitions in Centre County to people and groups of all ages. Below is their recognition of two Spring Township Police Officers.



## PennDOT Local Technical Assistance Program (LTAP)

For program and training information please go to <https://gis.penndot.gov/ltap/>



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